

Hidden Hamlet Homeowners Association Owners Meeting

Nubs Nob December 26th 2018

Meeting called to order at 6:32 PM

Board Openings

Ron Bos (president) asked if any of the residents of the Hamlet were interested in joining the board, Michael Hall and KC McGovern volunteered to join the board, residents voted in favor of them joining the board.

Ron Bos and Howard Goldberg were up for re-election and were both voted in to retain their current positions for another 3 years by the owners.

Board Accomplishments

The board was able to accomplish many things this year including

- Building a stronger relationship with the county board and the DEQ. The county board considers our approach to building approval to be the highest standard in the county and is considering using our guidelines as a model for other associations.
- The board was able to establish a significantly stronger financial situation for the association with minimal increase in HOA dues.
- The architecture committee met with several residents of the Hamlet to help them with construction of outbuildings and updates to their properties.
- The board was able to continue our excellent snow and trans removal with minimal increase to expenses associated with them.
- Our water quality is still very high and exceeds all DEQ requirements

Water and Well Updates

During the year the DEQ flushed the hydrants which caused some owners to temporarily have discolored water. The DEQ stated this was not a health or quality issues and water went back to normal in a short amount of time. We will be increasing the frequency of hydrant flushes to ensure this issue does not come up again.

Our backup well (well #6) is nearing the end of its life as it is currently being dialed down to continue normal operation. We will need to remedy this issue in the very near future to ensure we have no issues with water quality, or volume output in the event of a power outage in the development which could potentially lead to a water boil advisory. The board is currently discussing options to resolve this issue including constructing a new well, installing a larger generator to run both primary wells in the event of

a power outage and any other solutions that make sense. The board will continue to discuss all options that make the most sense fiscally and functionally.

The issues associated with the backup well and resolving the issues with it will likely result in a special assessment to the owners of the Hidden Hamlet, however, at this point the amount of a potential special assessment is unknown.

Financials

Manny Glazer (treasurer) spoke to the owners regarding the current financial state of the association.

Costs have consistently increased for the association year over year, mostly resulting from increases in the cost of water testing, DEQ requirements, snow and trash removal. The increase in costs resulted in a \$7,000 loss in 2016 and a \$12,000 loss in 2017 which was the reason HOA dues were increased.

We anticipate costs to increase year over year going forward with inflation and expected increases to continue operating at our currently level which maintaining financial security for the association.

General Questions from Owners

The issue of feral cats was brought up by several owners. Many owners are seeing many of them in and around their property. Ron Bos advised owners having this issue to contact animal control, or the department of health to get the issue resolved. Going forward there will be discussion on how to address any instances of residents feeding strays which is increasing the occurrence of feral cats.

The issue of residents using their properties for short term rental was also brought up. Many residents stated they have noticed an increase in weekend rentals within the association and that renters are not being respectful of the noise they are making, or the amount of trash they are leaving behind. Ron Bos asked for any input for a viable solution to be sent to himself, or Justin Wilson as the board will be using owner input to determine the best course of action to remedy the issue.

The issue of short term rentals has become an increasingly larger concern within the Hamlet as many of the renters are leaving trash behind, not being respectful of the level of noise they are creating and also the increase in traffic of non-owners within the Hamlet. The bylaws of the Hidden Hamlet state that properties are not to be used exclusively for short term rentals and owners violating this will be in bad standing with the board. Going forward we will have a form that owners will be required to fill out when they are utilizing their property for short term rentals so we can ensure people are using their properties more than they are renting them out. Owners renting their properties out more than they are using them personally, or those not filling out the form in good faith will be considered to be in bad standing with the board. The reporting period will coincide with the HOA's fiscal year which is July 1st 2018 through June 30th 2019 and every fiscal year going forward.

The meeting was adjourned at 7:32 PM